

**HOME INSPECTOR ADVISORY COMMITTEE
1400 EAST WASHINGTON AVENUE, MADISON, WI
MINUTES
WEDNESDAY FEBRUARY 21, 2001**

PRESENT: Jerome Baumgardt, Mark Jankowski, Richard Staff, Mark Thomas and Brian VandenHeuvel; Larry Engen (at 9:50 a.m.)

EXCUSED: Norbert Lovata and Rita McCain

STAFF PRESENT: Cletus Hansen, Jan Neitzel and Jacquelynn Rothstein; Duane Dorn, Office of Exams, was present for a portion of the meeting

GUESTS: Tom Greenwaldt, Direct Licensing Enforcement Committee

CALL TO ORDER

The meeting was called to order at 9:33 a.m. by Clete Hansen, Administrator of the Division of Business Licensure and Regulation.

AGENDA

The agenda were informally approved.

MINUTES (12/13/00)

MOTION: Rick Staff moved, seconded by Mark Jankowski, to approve the minutes as written. Motion carried unanimously.

ADMINISTRATIVE REPORT

Secretary Marlene Cummings

Secretary Cummings was not available.

Clete J. Hansen, Administrator

i. Roster

The Committee received a copy of the January 2001 roster. Noted.

ii. Next Meeting Date

The Committee will meet May 16, 2001.

iii. Wisconsin Web Portal

Clete Hansen stated that Governor Tommy Thompson introduced the Wisconsin Web Portal several weeks ago. The goal is to connect the information of all areas of Wisconsin government into one area for easy access by constituents.

UPDATE ON EXAMINATIONS

Duane Dorn, Office of Exams, discussed the difference in scores of the 2 versions of the National Home Inspector Examination (NHIE), 807 and 808, and said that the two versions are being evaluated to improve the exams and to decrease the difference in scores. Mr. Dorn stated that Wisconsin has been asked to provide a representative to review the test for relevance in Wisconsin.

The Committee would like statistics of the exam that are specifically related to Wisconsin.

Rick Staff will send out a survey asking the following questions:

1. Are the number of home inspectors adequate in Wisconsin?
2. Why has the number of home inspectors decreased?
3. Where in the state is a home inspector harder or easier to find?

The Committee discussed the two textbooks that are available for home inspectors: Home Reference Book and Study Guide, available from Carson-Dunlop. A Committee member also referred to a home inspector book available from Texas and having relevance to Wisconsin home inspectors.

UPDATE ON RENEWAL OF REGISTRATION CERTIFICATES

Clete Hansen discussed the list of home inspectors that have been denied a home inspector registration because they have not passed part II of the home inspector examination, which includes the National Home Inspector Exam and the Rules Exam. Approximately 45 people were denied a renewed license because they did not pass the exam. A denial will be rescinded if a person passes the required exams and completes the required continuing education.

The Committee discussed the decline from 990 to 274 registered home inspectors and the impact on a home-buyer within the state. Rick Staff will “map” the location of the home inspectors that have taken and passed the exam.

SECOND ANNUAL REPORT TO THE LEGISLATURE

Clete Hansen reported that he has removed the names of the home inspectors who were the subject of complaints from the second annual report to the legislature.

Mr. Hansen stated that after 2 years, if there are no added complaints against a home inspector, all information relating to the home inspector and the complaint must be removed from the registry.

Mark Thomas requested that the Department keep a record of the complaints related to non-licensed persons doing home inspections.

RELATIONSHIP BETWEEN REAL ESTATE AGENTS AND HOME INSPECTORS

Home-Link Service Center

Clete Hansen reported that the Department has received a response from Mr. Kent Tess-Mattner, Attorney, to the January 5, 2001, letter from Bill Dusso, Legal Counsel, relating to a “Home-Link Service Center.” The Department attorneys are reviewing the information.

Complaints Against Home Inspectors

Tom Greenwaldt, Direct Licensing Enforcement Advisory Committee, reported that the cases referred to him and Paul Dehler involve standards of practice for home inspectors.

ISSUES RELATING TO CHAPTER 440, SUBCHAPTER X, AND CHAPTERS RL 131-135, WISCONSIN ADMINISTRATIVE CODE

Definition of Home Inspection

The Committee discussed the definition of home inspection and will continue to discuss the definition at the May 16, 2001, meeting.

Jacquelynn Rothstein will investigate how the definition should address “mixed use property.”

Apply for Examination 30 Days Before the Examination

Applying for examination 30 days before the examination will be discussed at the May 16, 2001, meeting.

Home Inspector Reports

Rick Staff and Mark Thomas will discuss wording that can be added to a home inspection report to help protect a home inspector if a report is given to someone other than the client for whom the home inspection report was prepared.

Delivery of Report to Clients Only

The Committee acknowledged that a home inspection report should be delivered to the purchaser of the report and that the method of delivery should be determined by that purchaser.

Relationship to Appraisers (440.978(2)(I), Stats.)

Relationship of home inspectors to appraisers will be discussed at the May 16, 2001, meeting.

Revisions to Standards of Inspection

Revisions to standards of inspection will be discussed at the May 16, 2001, meeting.

Use of State Seal in Advertising

Clete Hansen stated that an opinion of the Attorney General (June 27, 1979) states that the use of the state seal in advertising is legal.

ADMINISTRATIVE RULE REVISIONS

Nothing to report.

CONTINUING EDUCATION

Clete Hansen reported that 10% of the licensed home inspectors were sent a request for proof that they completed continuing education requirements.

Thirty questionnaires were sent to home inspectors and sixteen responses were returned to the Department by February 21, 2001. The Committee will discuss the responses at the May 16, 2001, meeting.

MISCELLANEOUS CORRESPONDENCE/INFORMATION

None.

ADJOURNMENT

MOTION: Mark Jankowski moved, seconded by Brian VandenHeuvel, to adjourn the meeting at 11:57 a.m. Motion carried unanimously.